



712/45 Ainslie Avenue, Braddon

Your Private Sanctuary Above the City - Move in Ready!

Positioned high on Level 7 within the highly regarded Founders Lane precinct, this beautifully appointed apartment delivers a refined city lifestyle where luxury, convenience and connectivity come together effortlessly. With the Canberra Centre at your doorstep, Braddon's renowned dining scene moments away and the city's business precinct within easy reach, this is an address that places everything you need within walking distance.

Designed for those who appreciate contemporary living without compromise, the residence enjoys a wonderful sense of space, natural light and privacy. Floor-to-ceiling glazing frames with views across the city skyline towards Black Mountain, while the enclosed winter garden creates an additional living space that can be enjoyed throughout every season. Whether it's a quiet morning coffee, evening wine or entertaining guests against a spectacular backdrop, this versatile space quickly becomes one of the home's defining features.

Inside, clean architectural lines are complemented by warm timber flooring and a calming neutral palette, creating interiors that feel both elegant and inviting. Every detail has been thoughtfully considered,

2 2 2

FOR SALE

\$619,000+

AGENTS

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AGENCY

LJ Hooker Gungahlin

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Interested parties must rely solely on their own enquiries.



from double glazing and ducted reverse-cycle heating and cooling to generous storage and quality finishes throughout.

At the heart of the home, the beautifully appointed kitchen combines sophisticated design with everyday practicality. Stone benchtops, streamlined cabinetry and premium SMEG appliances, including induction cooking and a dishwasher, create a space equally suited to casual family meals or entertaining friends around the generous island bench. Flowing effortlessly into the open-plan living and dining area, the layout offers flexibility for modern lifestyles, whether working from home, relaxing or hosting guests.

Accommodation has been cleverly designed to maximise both comfort and privacy. The spacious main suite features a walk-through robe leading to a beautifully finished ensuite complete with a full-sized bath, creating a peaceful retreat at the end of the day. The second bedroom includes built-in robes and is positioned adjacent to the main bathroom, making it ideal for guests, family members or a home office.

Further enhancing the appeal are two secure basement car spaces, a private storage cage, lift access and secure building entry, ensuring both comfort and peace of mind.

Beyond the apartment itself, Founders Lane offers residents an exceptional lifestyle with beautifully landscaped rooftop gardens, communal entertaining areas and peaceful outdoor spaces that provide a welcome escape above the city. Whether relaxing with friends, enjoying a quiet afternoon or simply taking in Canberra's ever-changing skyline, these thoughtfully designed shared spaces add another dimension to everyday living.

Offering sophisticated interiors, premium finishes and one of Canberra's most desirable CBD locations, this exceptional residence presents an outstanding opportunity to embrace effortless inner-city living.

AT A GLANCE

- Level 7 position within the sought after Founders Lane development
- Two bedroom apartment with elevated city and Black Mountain views
- Winter balcony designed for year round use
- Timber flooring throughout living areas
- Double glazing for comfort and noise control
- Ducted reverse cycle heating and cooling
- SMEG appliances with induction cooking and dishwasher
- Stone benchtops and generous kitchen island
- Main bedroom with walk through robe and ensuite with bath
- Built in robes to second bedroom
- Separate European laundry
- Two secure car spaces plus storage cage
- Lift access and restricted building entry
- Landscaped communal rooftop garden and entertaining areas
- Canberra Centre across the road and Braddon dining precinct nearby

THE NUMBERS

- Total living: 79m²
- Winter balcony: 7m²
- EER: 6
- Built: 2019
- Rates: \$522 pq approx.
- Land Tax: \$607.71 pq approx.

- Levies: \$1260.05 pq

MORE DETAILS

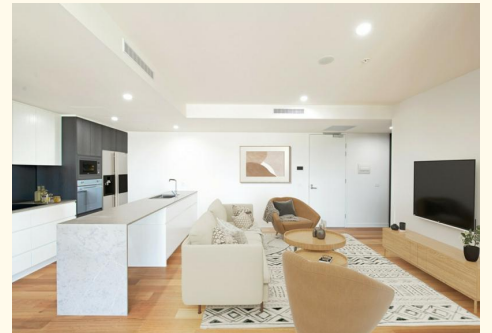
Property ID	36VUGCY
Property Type	Apartment
EER	6
Including	Ducted Cooling Ducted Heating

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